Windows & Doors

Windows and doors are key elements of a building's design. Attention to details such as the number of panes or the size of the panes or panels will contribute to the appropriateness of a rehabilitation.

According to The Enterprise Foundation: "In almost all situations involving wood double-hung windows, it is less costly to repair, weatherstrip and provide storm/screen sash than it is to install new double-hung, double-glazed windows or sash. This method also saves energy."

Adding or changing window and door openings is not allowed on the Type 1 facade unless it shall be restoring the appearance to an original design. If new uses for the structure require an additional door or window, these should be located where they are not easily visible from the public right of way.

Windows and doors of existing buildings shall retain their original size and dimensions. Many of the window sashes in The Manor were cut in size and rearranged in the window openings in order to accommodate permanent window air conditioners. This shall not be allowed.

The number and size of panes, and all window and door hardware, shall be the same as those of the original windows and doors.

Window and door surrounds and trim shall match the original window and door surrounds and trim.

Jalousie windows, awning windows, sliding windows or full-view, contemporary, patio doors are not allowed.

Where conditions do not permit the use of standard full-swing doors or french doors in which both doors swing, sliding patio doors are permitted provided they resemble traditional multipane doors in appearance.

The installation or use of Low-E glass or reflective coatings which are visible from the exterior of the structure is not allowed.

Storm Windows & Doors

Historically, each Spring, full exterior screens on wooden frames were mounted in the window opening outside the window sashes. They usually were supported from hooks in the trim headpiece. Many times they were secured in the opening by spring pins in either side of the screen frame which fit into small holes drilled into the side pieces of the exterior window trim.

When the cottages were occupied year-round, similar storm windows were built, with plate glass replacing the screening.

In later years, combination storm/screen units and interior storm windows have been used on the cottages in Albemarle Park.

In recent years it has been shown that much of the heat loss through windows can be prevented without installing storm windows.

The primary problem is that the glazing compound which secures each pane of glass in the window sashes has dried and shrunk, which allows air to leak through.

Other factors which cause air leaks at the window openings are loose and gapped exterior and interior trim boards, non-weatherstripped window sashes, and uninsulated sash weight pockets.

These can all be addressed by low cost maintenance techniques - reglazing, caulking, weather-stripping and insulation.

There are also affordable custom wood window sash replacement kits on the market which allow a homeowner to replace his old window sashes with new weather-stripped, double-paned, insulated sashes that match the appearance of the original sashes.

When storm windows are being considered, the following guidelines shall be followed:

Interior storm units are highly recommended. They are more energy efficient and involve no visible disruption to the exterior.

Mill-finish, raw aluminum storm windows and doors are not allowed.

Metal exterior storm windows and doors shall have a baked on enamel or painted finish that matches the accompanying window sash or door color. Any meeting rails or stiles in the metal units shall be located in the same place as the meeting rails and stiles in the existing windows and doors.

Exterior metal storm/screen window units shall be the full-screen type.